

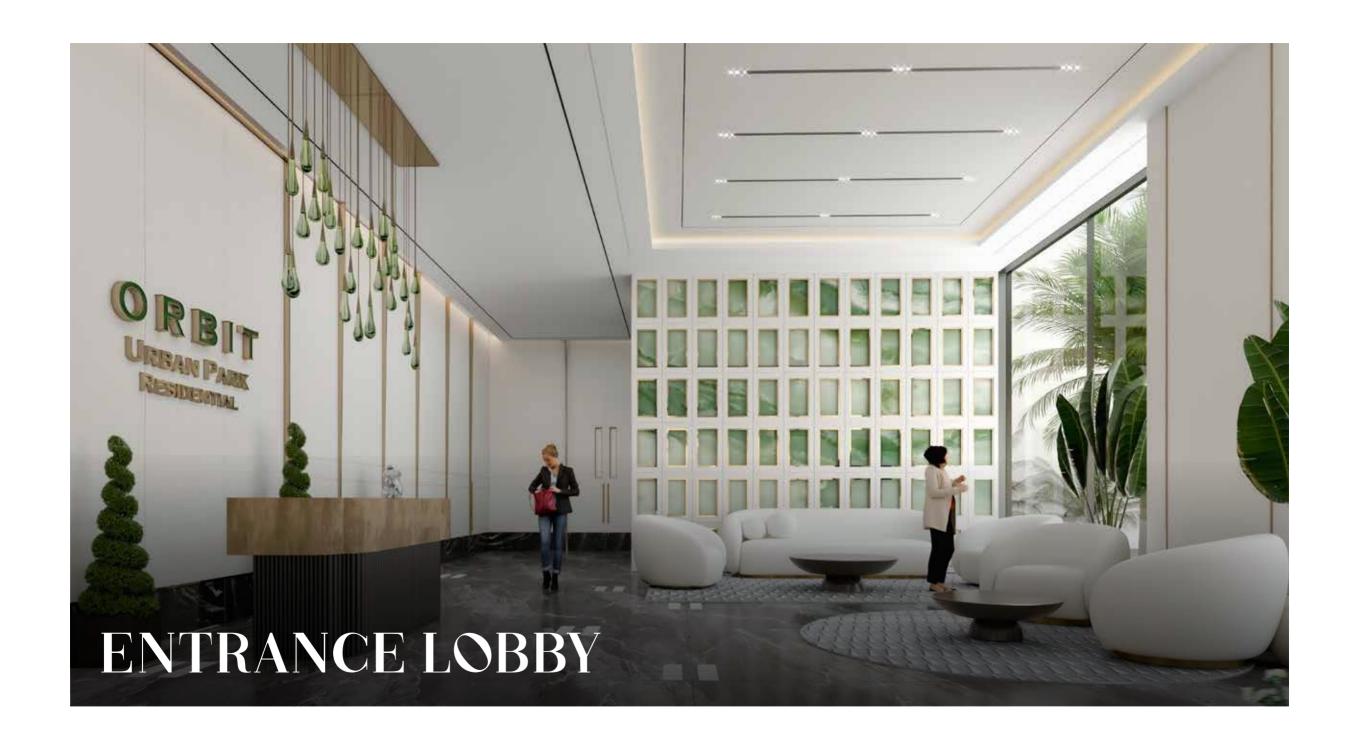
## LUXURIOUS HOMES IN AN UPRISING NEIGHBOURHOOD

5.39 acres for Mixed Development || || Expansive Residential Apartments || || Rooftop Residential Club



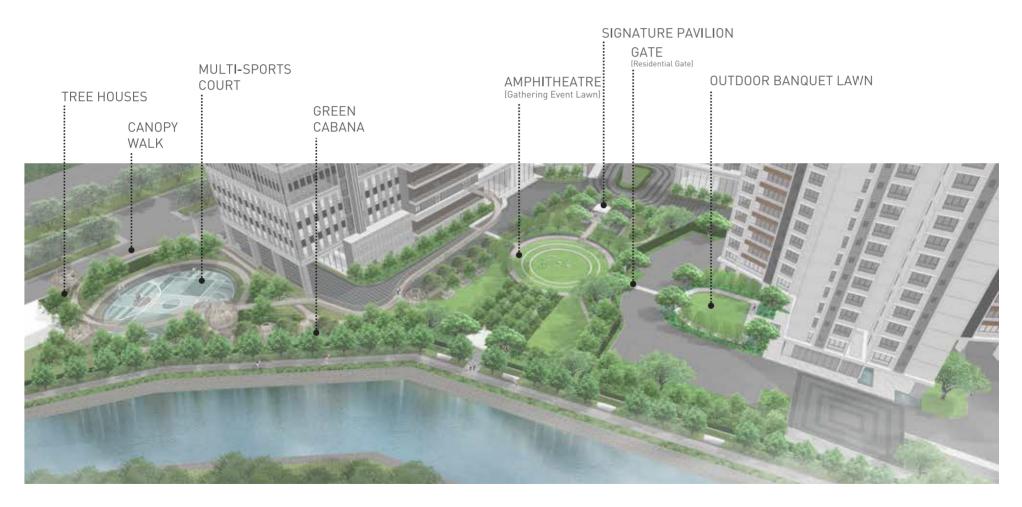
Welcome to a stellar high-rise living made of the finest collection of apartments in an exclusive community.

3, 3.5 & 4 BHK
3 Sides Open
Vastu Compliant
IGBC Green Building
New-age Architecture





## GROUND FLOOR LANDSCAPE





Ground space common for both residential and commercial areas This document is indicative and not final



VAST OPEN GREENERY



LANDSCAPED GARDENS



TREE HOUSES

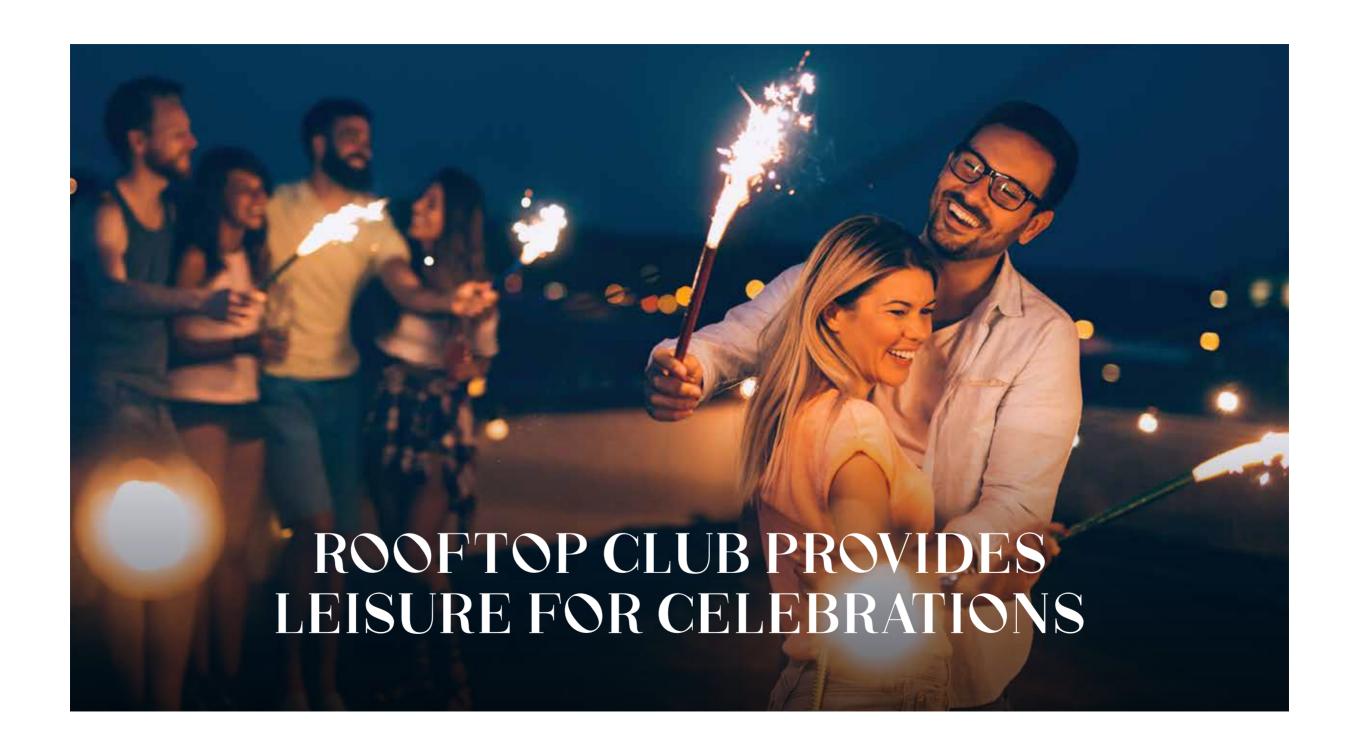


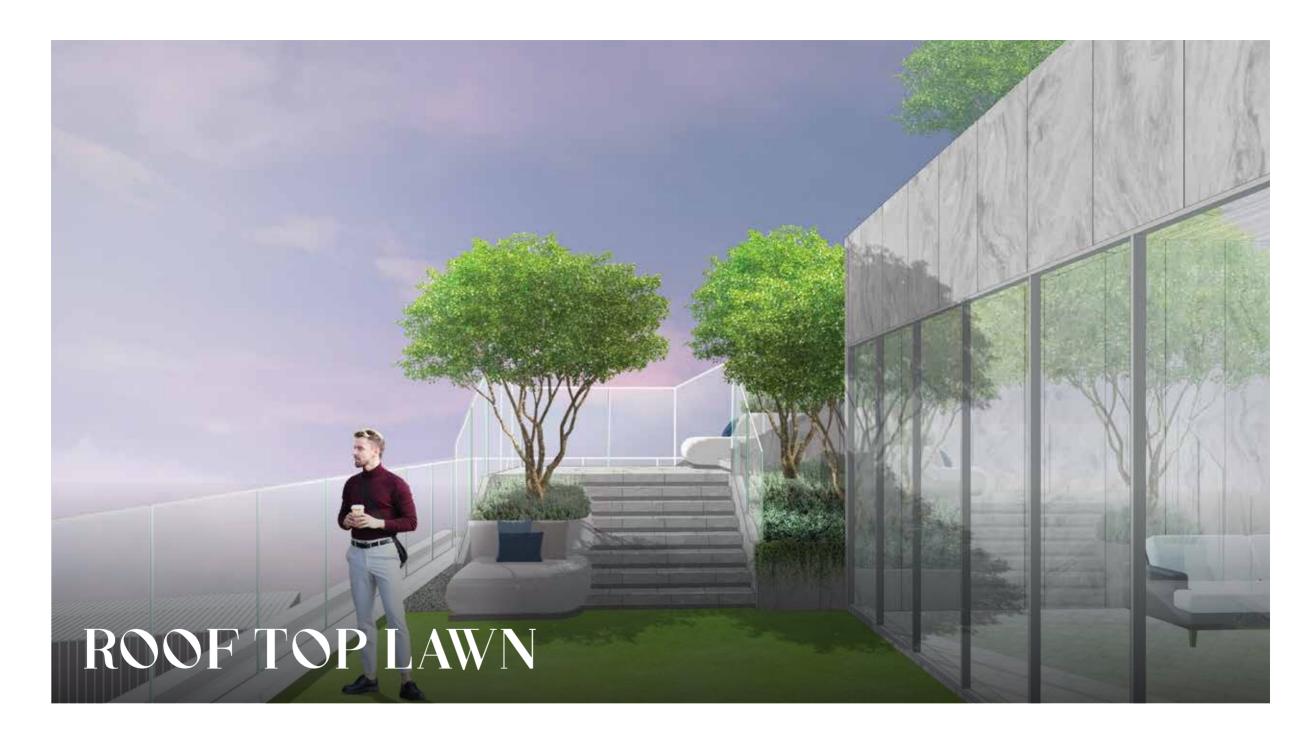
MULTI SPORTS COURT



**GREEN CABANAS** 







\_'





BBQ DECK



STARGAZING DECK



YOGA ZONE



**KID'S CORNER** 



INFINITY EDGE SWIMMING POOL

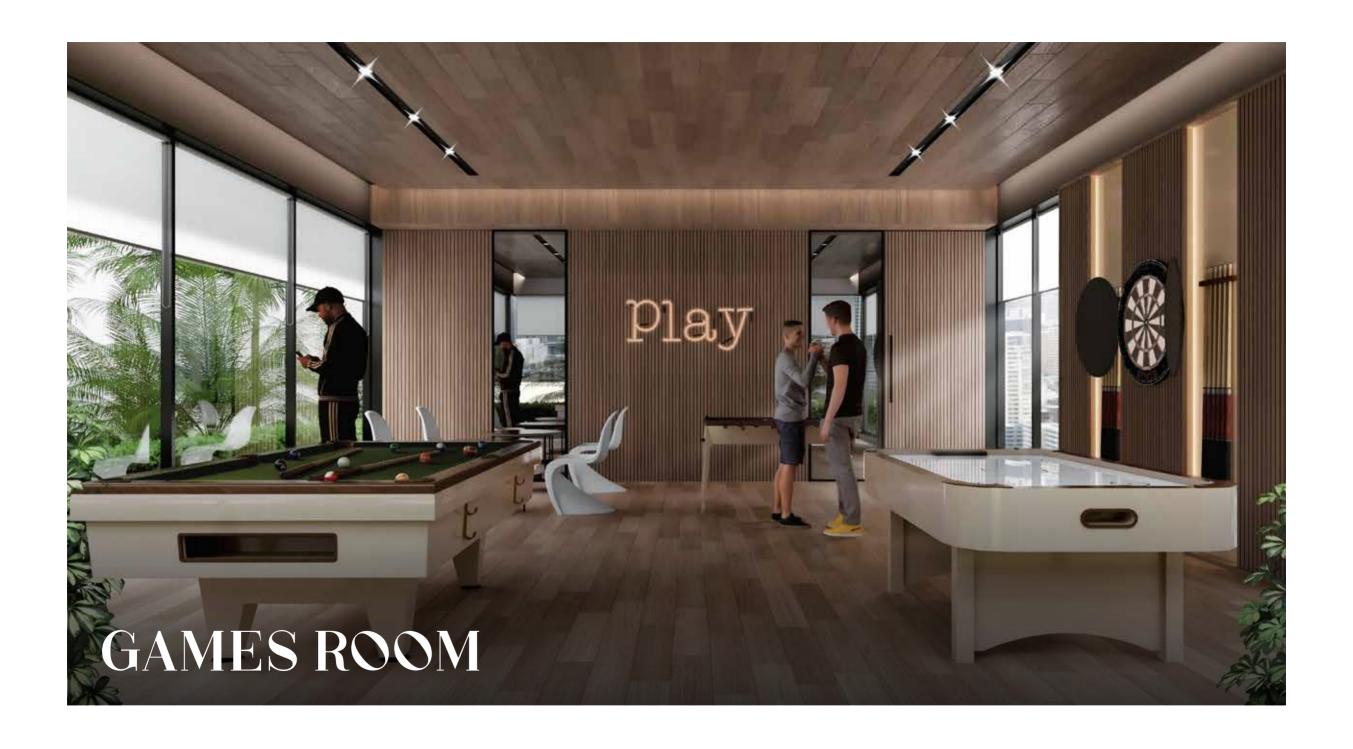


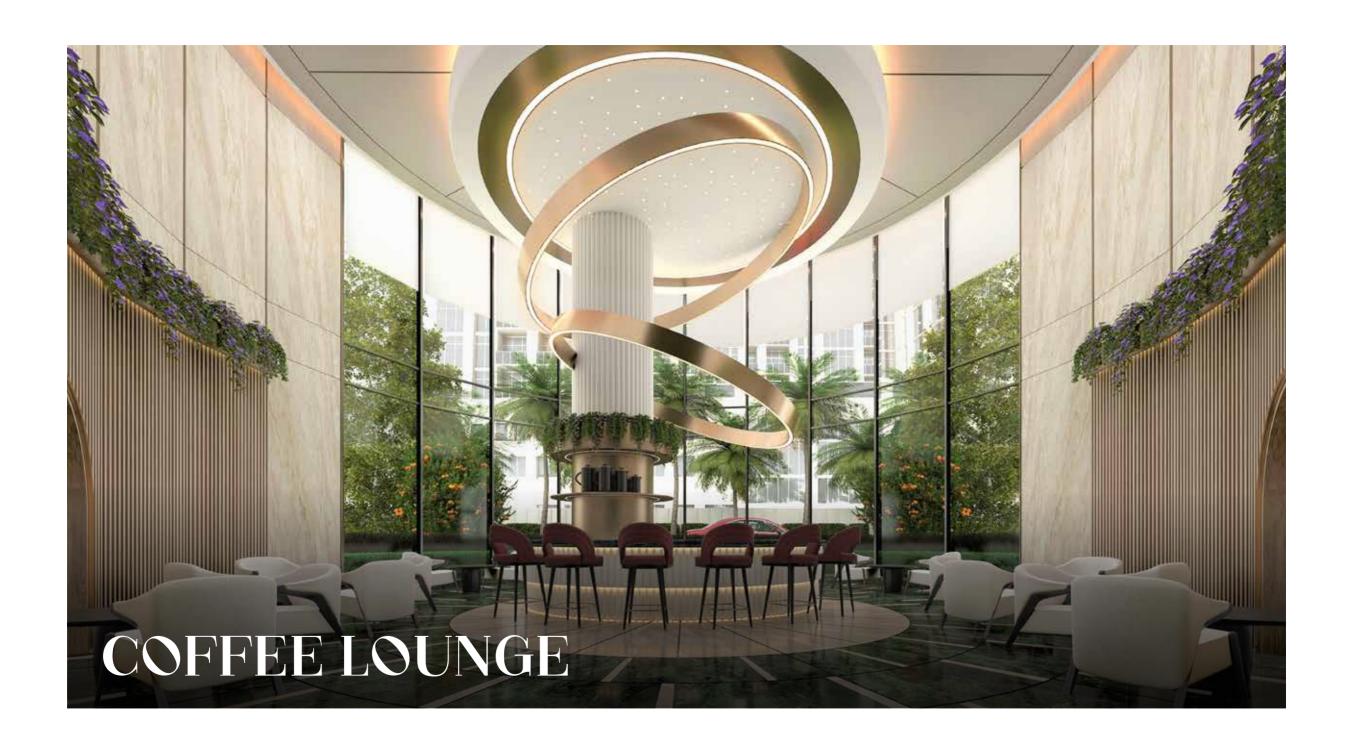
**ZEN SPACE** 

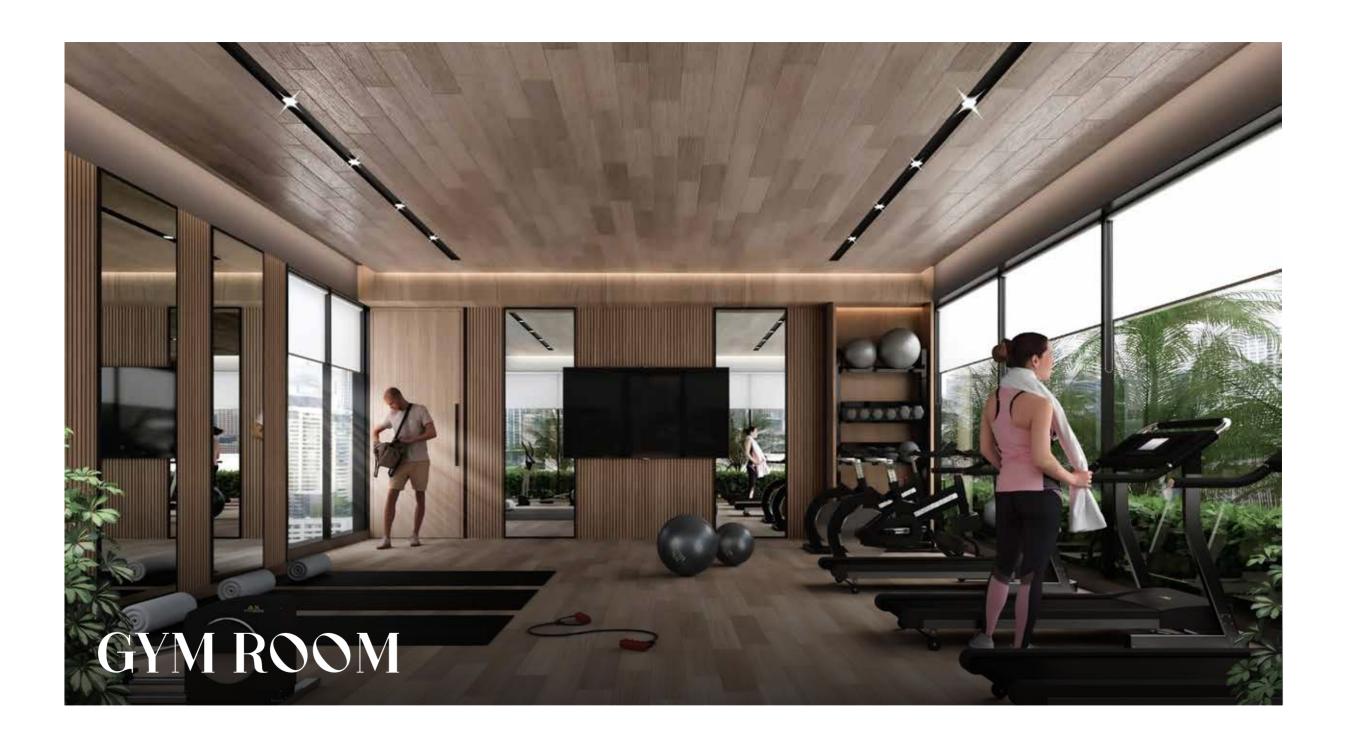


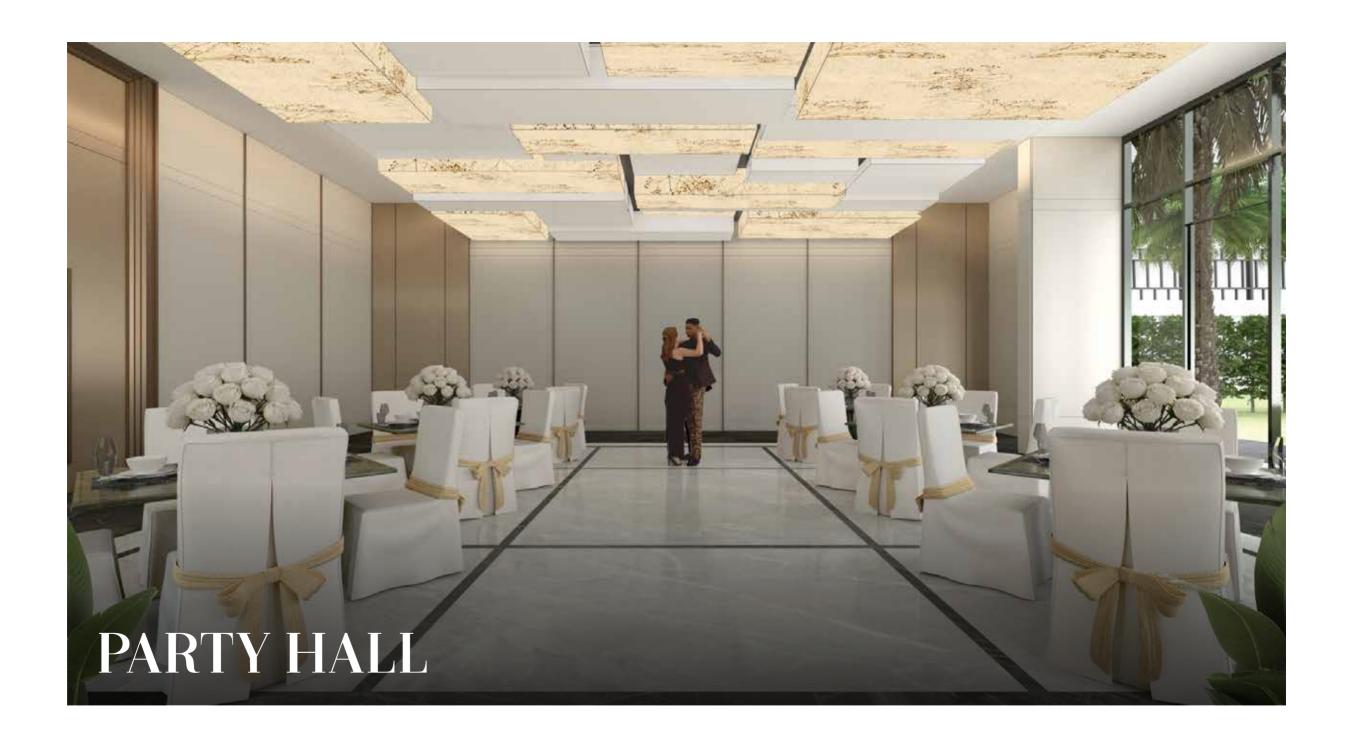
BANQUET SPACE WITH LAWN

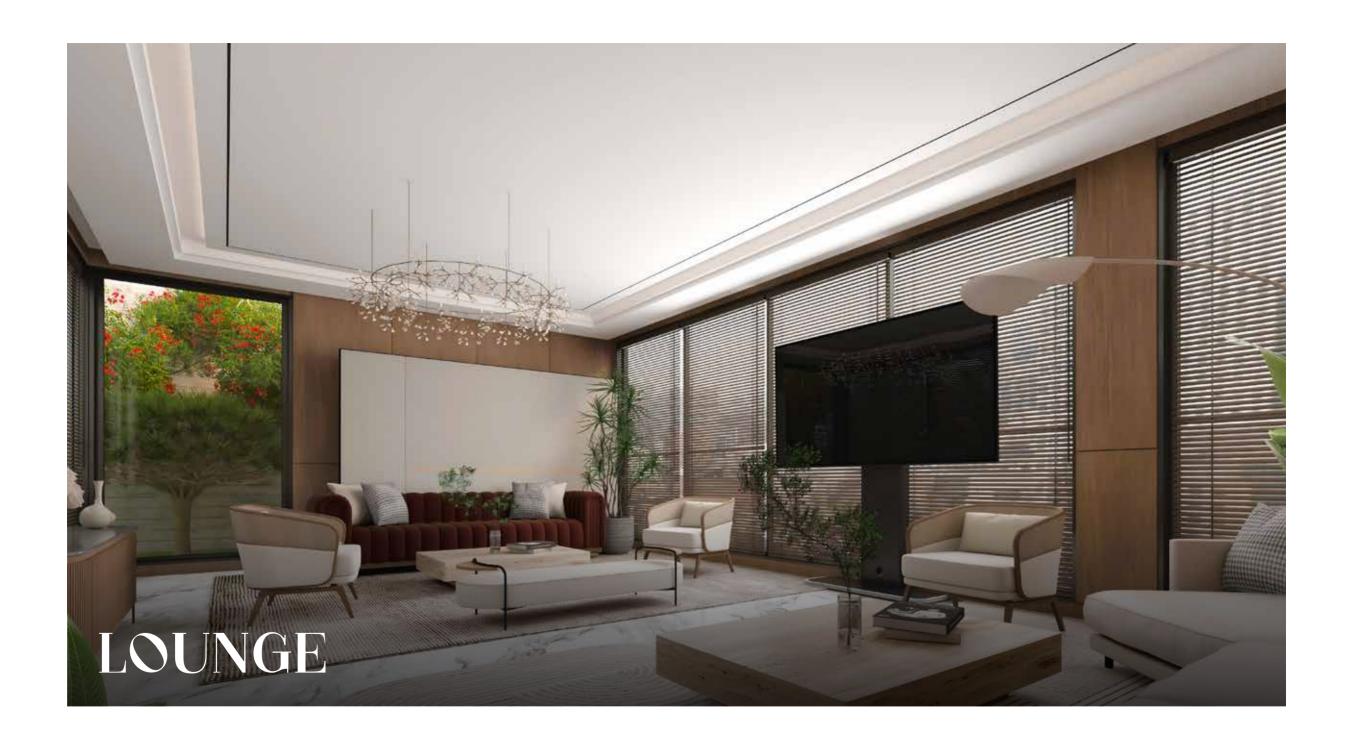






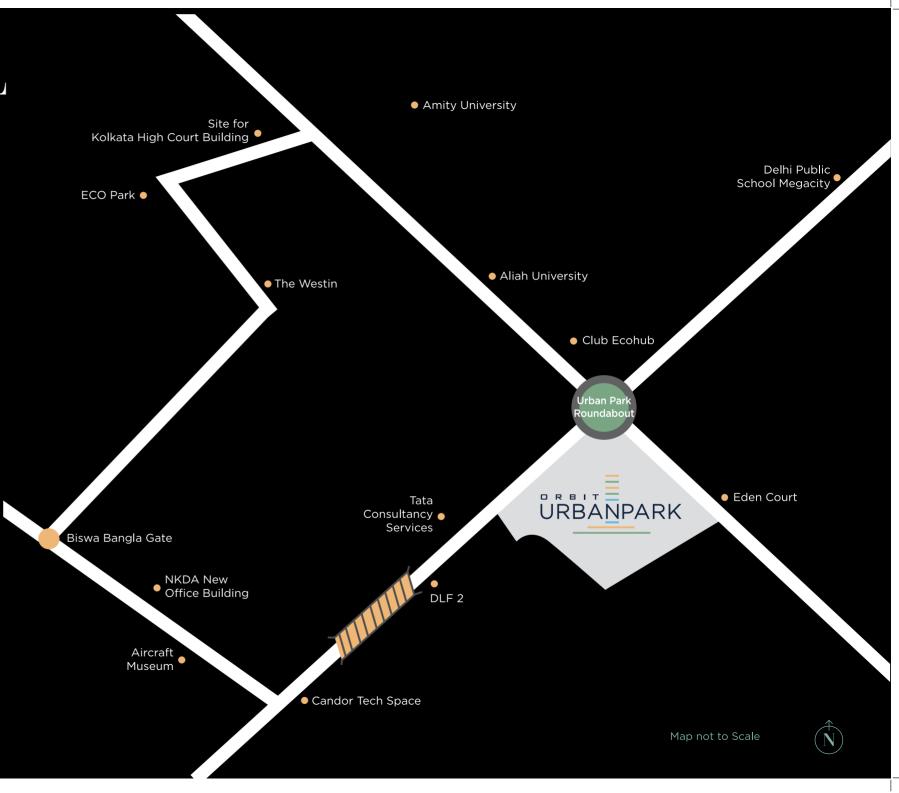








# STANDING TALL AT THE FUTURISTIC HUB OF ACTION AREA II





## CONNECTED TO CONVENIENCE



#### **CONNECTIVITY**

5 mins **Biswa Bangla Gate** 8 mins **NH4** 30 mins **Airport** 



#### **BUSINESS**

0 min DLF
3 mins Ecospace Business Park
5 mins Tata Medical Center
8 mins Sec V



#### **EDUCATIONAL INSTITUTIONS**

2 mins Amity University
4 mins St. Xavier's University
7 mins Sister Nivedita University
23 mins Jadavpur University (Saltlake Campus)



#### **HOSPITAL**

7 mins Echo Hospital
7 mins Ohio Hospital
6 mins Ujjiban Multi Speciality Hospital
22 mins ILS Hospital



#### **ENTERTAINMENT**

3 mins Coffee House New Town

8 mins Eco Park

8 mins Westin Hotel

9 mins Axis Mall

9 mins **Novotel** 

12 mins City Centre 2

18 mins Nicco Park

<sup>\*</sup>The location distances are taken from google maps & the timings are approximate and may vary due to traffic conditions.

## WHY IS ORBIT URBAN PARK THE BEST CHOICE?

Newtown

Seamlessly connected to the whole city

Cushioned with retail outlets that cater to daily needs

An upcoming university zone gives a huge boos to the area

The location is most preferred for its high-rising locality of modern living In close proximity to CBD of Newtown and IT Hub of Sector V

Accessible via several modes of transport

Situated close to the Airport

## TYPICAL FLOOR PLAN RESIDENTIAL



Carpet Area

### RESIDENTIAL SPECIFICATIONS

#### **FOUNDATION & STRUCTURE**

Structure design for the optimum seismic consideration as stipulated by the IS code

Foundation with RCC piles & pile caps

RCC framed superstructure with ACC block/fly ash bricks as per design

Anti-termite treatment during various stages of construction

#### **BUILDING ELEVATION**

Tower meticulously designed and texture painted

#### LIVING/DINING ROOM

Flooring: Vitrified tiles

Walls: Putty finish

#### **BEDROOMS**

Flooring: Vitrified tiles

Walls: Putty finish

#### **BALCONY**

Flooring: Matt finish tiles

MS Railings

#### **KITCHEN**

Flooring: Matt finish tiles

Wall: Ceramic tiles upto 2 ft. height above the counter

Granite stone countertop

Stainless steel sink

#### **DOOR**

Wooden frame with Teak finish flush door

#### **WINDOW**

Aluminum powder coated windows with clear gazing

#### **ELECTRICAL**

Modular switches of Havells / Anchor / North-West or reputed make with copper wiring

#### **TOILETS**

Flooring: Anti-skid ceramic tiles

Wall: Designer ceramic tiles upto 7 ft. height, putty finish thereafter

Sanitaryware: Jaquar or equivalent make

CP fittings: Jaquar or equivalent make

## SPECIFICATIONS FOR COMMON AREAS

#### LIFT

Automatic Lift of Toshiba / Otis / Kone or equivalent make

#### **GROUND FLOOR LOBBY**

Flooring: Combination of Vitrified Tiles & Granite as per design

#### **TYPICAL FLOOR LOBBY**

Flooring: Vitrified Tiles
Wall: Finish as per architect's design

## PRICING DETAILS

PARTICULARS	AMOUNT
Base rate – From 1st floor to 6th floor	₹ 7600 per sq.ft on SBUA
Base rate – From 7th to 16th floor	₹8100 per sq.ft on SBUA
Base rate – From 17th to 21st floor	₹8500 per sq.ft on SBUA
Floor rise charges	₹ 25 per sq.ft. from 2nd floor onwards
PLC for unit type (A & E)	₹ 200 per sq.ft. on SBUA
PLC for unit type (B)	₹ 100 per sq.ft. on SBUA
Car Parking - Open	₹7lacs
Car Parking - Open MLCP (1set)	₹ 12 Lacs
Car Parking - Basement MLCP (1set)	₹ 13 Lacs

EXTRA CHARGES	AMOUNT
Legal Charges	0.5% of the total consideration
WBSEB Transformer & Cabling Charges	On Actual
WBSEB Security Charges for Electric Meter	On Actual
Generator Charges	₹ 30,000 / KVA
Association Formation Charges	₹ 10,000
VRV Air Conditioning Charges for 3BHK	₹ 300 / sq.ft
VRV Air Conditioning Charges for 4BHK	₹ 325 / sq.ft
Nomination Charges	₹ 100 / sq.ft
Incidental Charges	₹ 10,000

DEPOSITS	AMOUNT
Maintenance Deposit (Interest Free)	₹ 36 / sq.ft
Muncipalty / NKDA Deposit (Interest Free)	₹ 24 / sq.ft
Sinking Fund Deposit (Interest Free)	₹ 50 / sq.ft

#### CHEQUE TO BE DRAWN IN FAVOUR OF: RDB ANEKANT ORBIT PROPERTIES PVT. LTD.

Disclaimer: This document is not a legal offering. It only describes the intent, purpose and concept of Orbit Urban Park .

All the details and plans are subject to change, alteration and modification as per the developer's discretion without any prior intimation.

#### ARCHITECT'S NOTE

### INNOVATION TAKES ON THE GREENEST SHADE OF NATURE

"Coming up with this innovative venture is, in a way, changing the face of residential spaces forever. Integrating a mixed development inside a paradise of green rejuvenates the senses to a brand new beginning, that which will put the mind at ease and the heart in peace. Your residence spaces are being introduced to vast greenery, that will bring forth good health and happiness to everyone living here."

Spectrum Design Group, Mumbai



## WE CREATE HOMES THAT FIND POETRY IN SPACES

The burning desire to create a space that is absolutely unique led to formation of Orbit in 1995 and ever since then we have tried to come up with better and more luxurious designs every time. We listen to what spaces say and create soulful melodies from them. When you choose Orbit as your space theorist, get ready to be absolutely mesmerized by what we create.



RDB Realty & Infrastructure Ltd., a part of RDB Group, was born with a dream to provide housing for all. The company has more than 5000 happy families occupying their residential estates. With the existing land bank and the acumen to identify new opportunities, it is all set to grow exponentially and be a prominent player in the real estate growth story of India.

RDB Realty believes in "GOING TOGETHER, GROWING TO-GETHER" with customers, shareholders, associates and team members to create and accomplish the aspiration of being one of the largest real estate companies of India.



Anekant Group is a team of proud members committed to developing premium homes that cater to the lifestyle of the consumers. They consider their trade to be one that satisfies the hopes of hundreds of home-seekers, taking a step closer to their lifestyle dreams.

The company is based on the core features of quality constructions, aesthetic designs, latest technologies and delivery integrity to ensure customer satisfaction.





## LUXURY OF SPACIOUS LIVING IS WORTH TREASURING

**Associated Channel Partner** 



9073628853

AR Realtors Rera Reg. No: WBRERA/A/NOR/2023/000280

These preliminary details and concept of the Project are meant only for information purposes and for eliciting feedback and suggestions. No offer for sale is being made or intended at this stage. The information, images and visuals are artist's impressions and are only indicative of the proposed development. Publication and advertisement of offer for sale shall be made upon finalisation and in compliance with applicable laws.